



Where Community, Business & Tourism Prosper

**Neptune Township ~ Planning Board
Regular Meeting Minutes
Wednesday, March 28, 2018 - 7:00 PM
Township Meeting Room 2nd Floor**

ATTENDANCE:

Present: Richard Ambrosio, John Bonney, Dr. Michael Brantley (arrived 7:08 PM), Bishop Paul Brown, Keith P. Cafferty, Dyese Davis, Robert Lane, Mychal Mills, Sharon Davis, Mark Kitrick, Esq. – Attorney to the Board, Peter R. Avakian, PE, PP, CME – Board Engineer, Jennifer Beahm PP, AICP – Board Planner, Robin DeCorso of Torro Reporting, LLC, and Kristie Armour – Board Secretary.

Absent: Richard Culp and Linda Kornegay

OPENING: Meeting called to order by Chair Davis and advised the public of the fire exits and how the meeting will proceed.

CORRESPONDENCE:

Proposed Ordinance Amending Land Development Ordinance, Volume II, Chapter XII, Entitled “Property Maintenance” (attached) – The Township Committee has requested the Planning Board review this proposed ordinance prior to introduction at their meeting on April 9th.

Peter Avakian comments on the proposed Ordinance relative to Tree Removal and the history of the existing Ordinance.

Jennifer Beahm also comments on same and suggests the language be revised to exempt the building envelope of any given lot from being required to submit for removal permit. The language in its current state requires revision. The fees also need to be corrected.

Dr. Brantley arrives at 7:08 PM

Mark Kitrick, Esq. indicates he will reach out to the Township Attorney with the Boards concerns.

RESOLUTIONS TO BE MEMORIALIZED: None.

APPLICATIONS:

PB18/01 – Connieann Acquisitions, LLC – Block 103, Lots 5.03 & 5.04 – 18 Lake Avenue and 21 Sea View Avenue – Applicant is seeking a Minor Subdivision to adjust one of the lot lines which had been created with the original major subdivision approved by the Planning Board in January 2016. Applicant is represented by Jennifer S. Krimko, Esq.

Ms. Krimko indicates her client is seeking to relocate the rear lot line of 21 Sea View Avenue 8 feet towards the lake.

The Professionals are sworn in.

Exhibit A-1 – Minor Subdivision dated January 9, 2018 revised January 3, 2018.

The Board and its professionals take no exception to this proposal.

Open to the Public:

Ben – 16 Lake Avenue – Asks if the building envelope changes with the lot line relocation. The answer is no.

Based upon the application submitted to the Board and the testimony provided, a motion to approve the application was offered by John Bonney, moved and seconded by Dyese Davis.

Those who voted YES: Richard Ambrosio, John Bonney, Dr. Michael Brantley, Bishop Paul Brown, Dyese Davis, Robert Lane, Mychal Mills, and Sharon Davis.

Those who ABSTAINED: None.

Those ABSENT: Richard Culp and Linda Kornegay

Those who voted NO: None.

PB17/13 – William Sherman – Block 5414, Lot 7 – 341 S. Riverside Drive – Applicant is seeking a Minor Subdivision with variances to create 2 residential buildings lots with associated improvements. Applicant is represented by Ronald J. Troppoli, Esq.

William Sherman, Matt Wilder, Alison Coffin, and Paul Rugarber are sworn in with Board Professionals.

This application is for a Minor Subdivision. The original home on the lot was damaged by Superstorm Sandy. The proposal is to remove the existing home and create 2 lots for development of 2 new single family homes. There are 3 variances associated with the proposed new lots. Applicant is aware this is an environmentally sensitive area (flood zone area) and the homes are proposed to be built in compliance with new building requirements.

Mr. Sherman – born in Neptune, graduated in 1979, and his wife is also from Neptune. He is a member of the yacht club and plans to build a home and live on the South Riverside Drive lot. He hopes his 3 children are interested in building a home on the second lot.

Again, this is a Sandy damaged home which is proposed to be demolished and rebuilt and will agree to any conditions imposed by the Board.

Mr. Cafferty questions whether a mother/daughter type situation can be built – it is indicated it is not permitted to have 2 principal structures on 1 lot.

Matthew Wilder of Morgan Engineering – is qualified and accepted by the Board. Mr. Wilder is also a planner and may touch on that as well but was fully involved with the engineering aspect.

The property is located within flood zone AE-9 with 100 year flood elevation of AE-10 & AE-11

Exhibit A-1 Minor Subdivision Plan dated November 6, 2017, last revised February 10, 2018.

Exhibit A-2 revised

This property is located in the R-2 zone and by demolishing the existing home the applicant will be eliminating 3 existing non-conformities.

Exhibit A-3 – Tax Map Sheet 54 with zone boundaries indicated.

The property backs to the R-3 zone which requires less than 10,000 s.f. as being proposed.

Peter Avakian and Jennifer Beahm's review report was discussed and it is indicated they will comply with all of their comments.

A lighting analysis was performed and there is a light pole 450 west and approximately 450 south of the site so no light poles are being proposed. Requesting a waiver of sidewalk and curbs since none exist currently.

Since the property is in a flood zone the Minor Subdivision will be filed by plat or deed and will notify potential buyers of the flood zone. It is agreed by the Applicant to file the subdivision by plat.

Demolition will be performed in accordance with any State, County, or Local standards.

Leanne Hoffmann's review is discussed and all utilities will be underground.

Peter Avakian discusses the new construction requirements in flood zones.

Mr. Cafferty asks for clarity on the R-2 and R-3 zones.

It is indicated both lots will require variances for lot area, lot width, lot frontage, and for front yard setback on the South Riverside Drive home.

Meeting is open to the public for questions of this witness – seeing none, public closed.

Paul Rugarber AIA – of PDR Designs is qualified and accepted.

Exhibit A-4 color rendering of 2-story home with 2-car garage underneath.

No additional variances are required with construction.

Meeting open to the public – no public – public portion closed.

Alison Coffin, PP, AICP – qualified and accepted. Ms. Coffin discusses the Municipal Land Use Laws and variances as well as the positive and negative criteria supporting the application.

Open to public – no public – public portion closed.

Mr. Troppoli indicates there are no further witnesses and that concludes their testimony.

Meeting open for public comments:

Dr. James Chenitz – 632 S. Riverside Drive - sworn in – reads his comments into the record.

Barry Dubrosky – 337 S. Riverside Drive – sworn in – in favor of the application

Bill Perry – 361 S. Riverside Drive – sworn in – in favor of the application

Susan Chenitz – 632 S. Riverside Drive – sworn in – discusses the recently adopted Shark River Hills Neighborhood Plan and does not feel an additional home should be placed in the flood zone. Resiliency is discussed.

Ray ? – disagrees with undersized lots and in the flood zone.

No further public appeared – public portion closed.

Based upon the information and testimony presented to the Board, a motion to approve the application is made by Richard Ambrosio, there is no second – motion does not carry.

A second motion to DENY the application was offered by Keith Cafferty, moved and seconded by Bishop Brown.

Those who voted YES: John Bonney, Dr. Michael Brantley, Bishop Brown, Robert Lane, Mychal Mills, and Keith Cafferty

Those who ABSTAINED: Dyese Davis

Those ABSENT: Richard Culp and Linda Kornegay

Those who voted NO: Richard Ambrosio and Sharon Davis

ADJOURNMENT:

Next scheduled meeting will be our Regular Meeting on Wednesday, April 25, 2018 at 7:00 PM.

With no further business before the Board a motion to adjourn was offered by Dr. Brantley and seconded by Bishop Brown, all in favor. Meeting closed at 9:12 PM.